



SUN VALLEY

Villages I & II

GENERAL PLAN AMENDMENT

Prepared for:

10K, LLC & WSV Holdings, LLC

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Introduction

The Buckeye General Plan is the primary tool for guiding the future development of the City of Buckeye. The City of Buckeye is faced with making decisions that have enormous impacts to the City on a daily basis. These choices include such topics as economic development, city growth, housing, transportation, and service delivery. In recent years, the City of Buckeye has experienced tremendous growth as agricultural and desert lands have been transformed into neighborhoods, shopping centers and business areas. As the City continues to grow, the Buckeye General Plan will provide guidance on how the City should transition from a small, rural farming community, to a thriving, sustainable City.

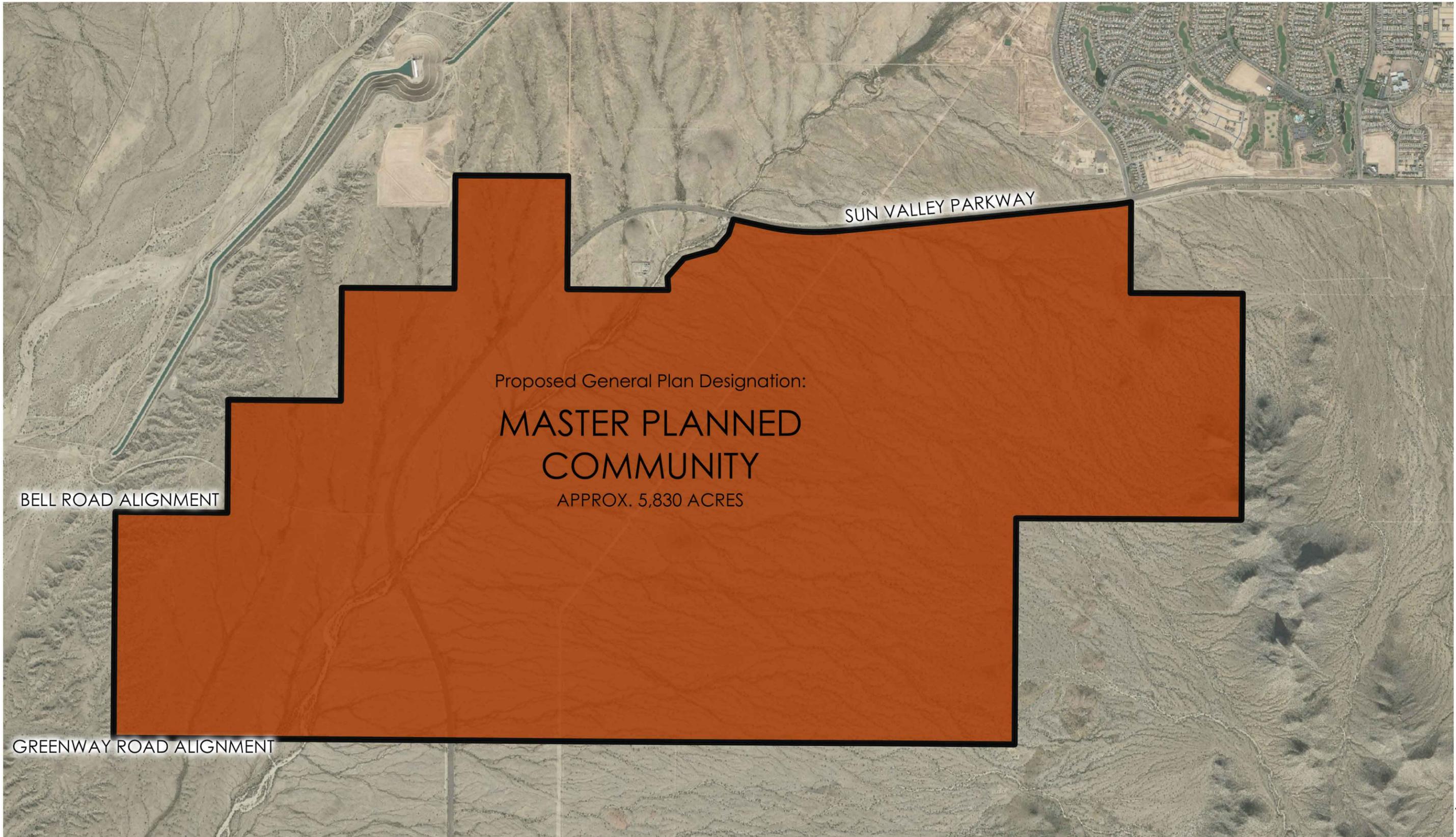
The General Plan's goals and policies guide the City over a 20-25 year period. The natural tendency is to presume that the General Plan will be applied in its entirety, as adopted, with little to no change over time. However, such thinking would not be responsive to changes and opportunities that arise over time. As a result, long-term decisions need to be periodically revisited to reflect ever changing economic and social conditions.

The current 2007 General Plan Update replaces the 1989 and 2001 Amended Buckeye Development Plan. Per the City of Buckeye, the General Plan *"is intended to be visionary and dynamic with the ability to evolve to meet changing regional conditions. Therefore, regular review and updates will occur, though the fundamental Community Vision should remain consistent."* This proposed amendment does not seek to alter the fundamental community vision. Instead, the amendment allows for a more cohesive master plan, and the ability to adapt with the ever changing regional conditions.

This request is for a General Plan Amendment ("GPA") to specifically designate Villages I & II (approximately 5,800 acres) of the Sun Valley Property to "Master Planned Community" or "MPC" (See Exhibit A "Proposed General Plan Designation"). Currently, the general plan designates the property with a mix of land uses, including Low Density Residential, Medium Density Residential, High Density Residential, Community and Regional Commercial, and Business Park. Villages I & II are part of an approved Community Master Plan ("CMP"). The current and approved Community Master Plan (approved in 2006 under Ordinance 26-06) conforms to the current General Plan. The MPC designation, however, will provide for a simplified review and approval process for future land use changes to the CMP without the need for numerous and redundant applications and hearing associated with a General Plan Amendment. An amendment to the existing and approved CMP is anticipated to accompany this General Plan Amendment application in the near future.

Project Overview

Sun Valley is a large master planned community located along the Sun Valley Parkway in northwestern Buckeye (see Exhibit B – "Regional Vicinity Map"). Nestled at the base of the White Tank Mountains, Sun Valley is undeveloped natural Sonoran Desert encompassing more than 10,000 acres. The future Northern Avenue alignment serves as the southern boundary of the property, while the existing Sun Valley Parkway, as it sweeps east, serves as the northern boundary. The future Johnson Road alignment serves as the western boundary for most of the community, while eastern boundary varies along the base of the White Tank Mountains.



Proposed General Plan Designation:

MASTER PLANNED COMMUNITY

APPROX. 5,830 ACRES

SUN VALLEY PARKWAY

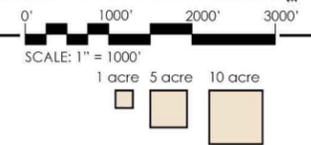
BELL ROAD ALIGNMENT

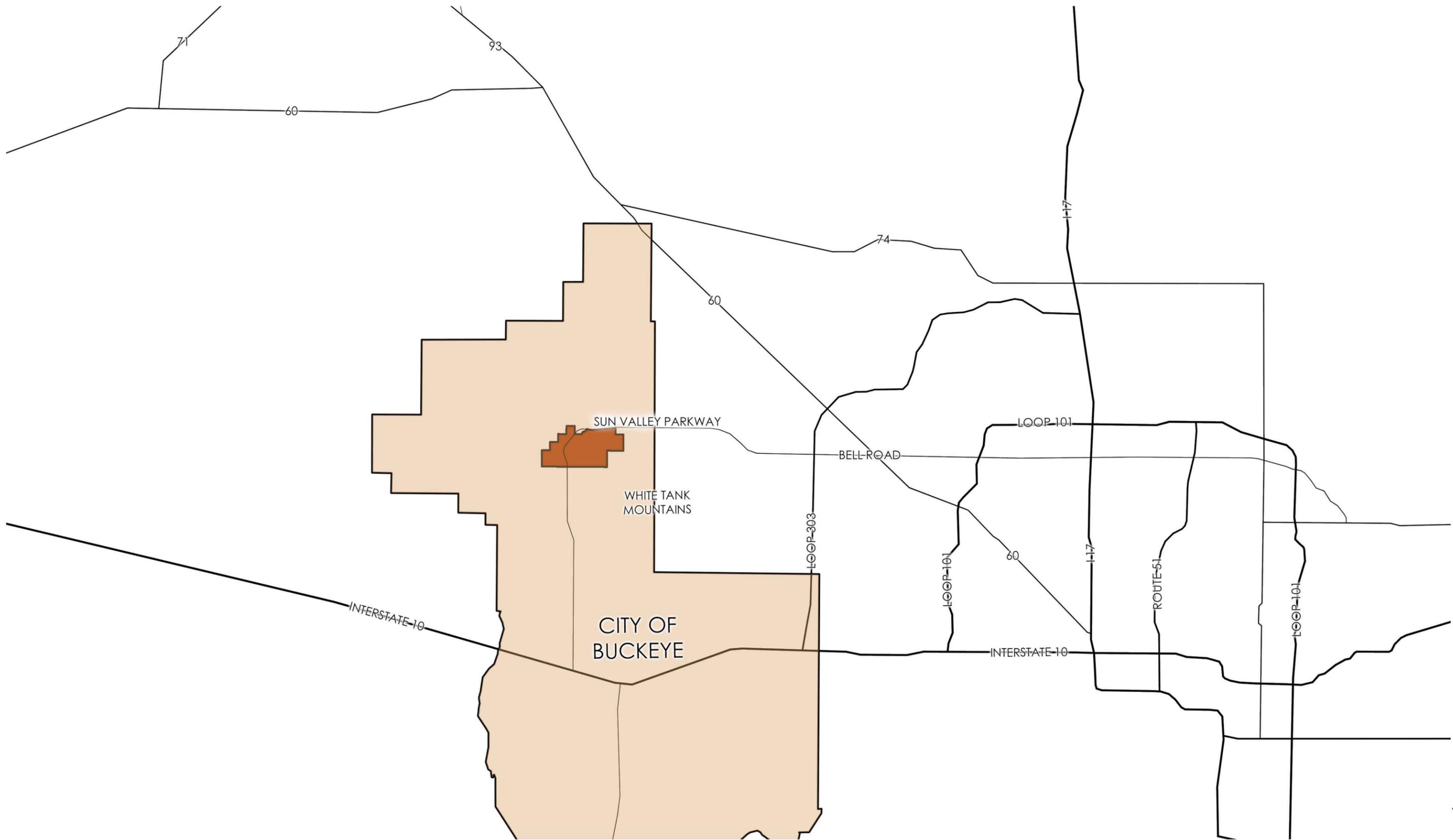
GREENWAY ROAD ALIGNMENT

Villages I & II

SUN VALLEY

Exhibit A - Proposed General Plan Designation





Villages I & II

SUN VALLEY

Exhibit B - Regional Vicinity Map

This General Plan Amendment applies to Villages I & II only, which represents approximately half of the overall Sun Valley Community (See Exhibit C – “Subject Property Map”). Villages I & II are located north of the Greenway Road alignment, bordered by Sun Valley Parkway to the North, State Land to the east, and undeveloped private property to the west. Other master planned communities are planned on lands adjacent to Sun Valley. Mirielle and Sun Valley South are master plans located south of Sun Valley. The Trillium community is located immediately adjacent to Sun Valley to the West, and Festival Ranch is located directly to the North. Development has occurred at Sun City Festival, which borders Sun Valley to the north, along the Sun Valley Parkway. The undeveloped land east of Sun Valley is owned by the State of Arizona.

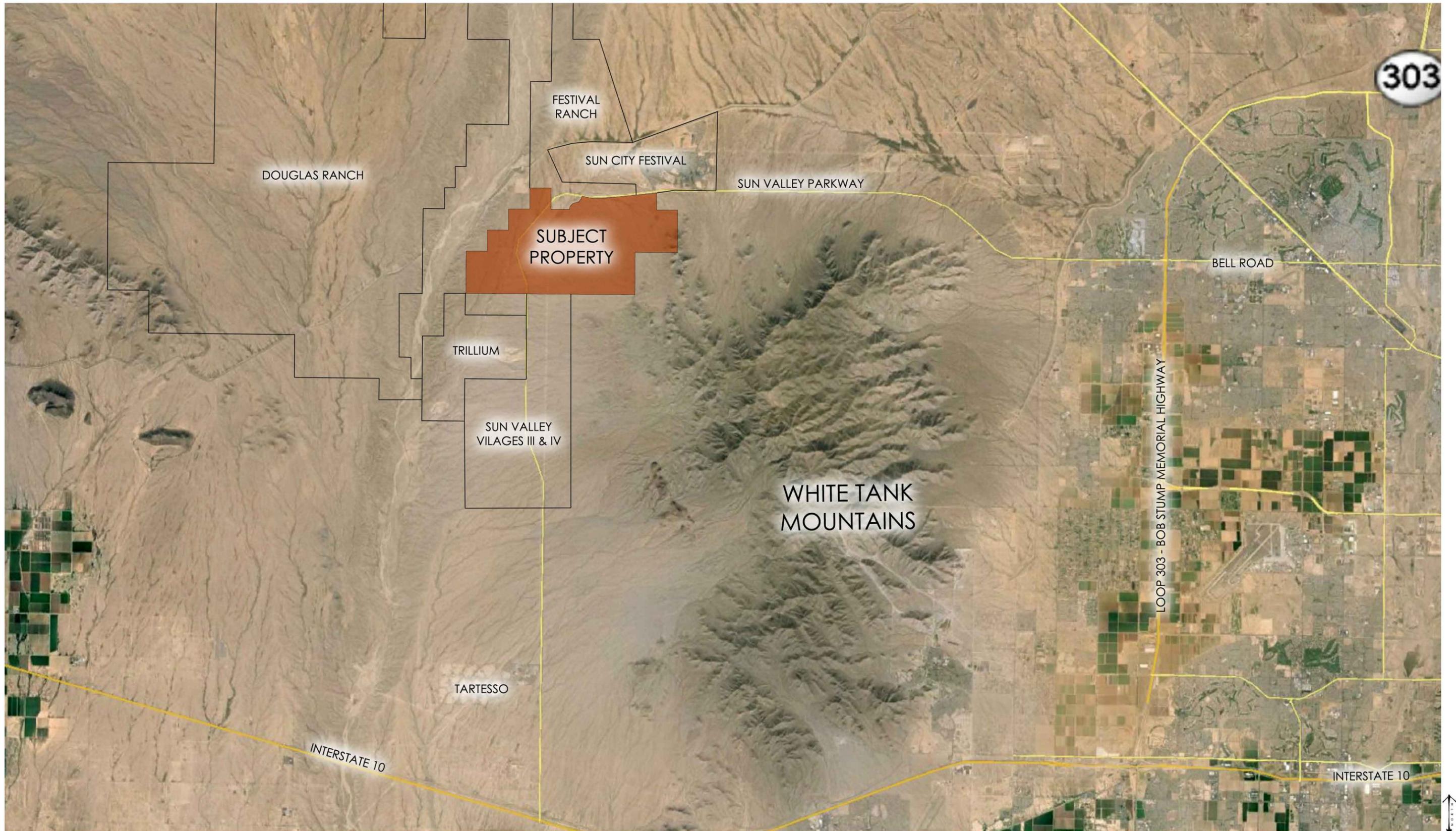
Current Site Conditions

Villages I & II of Sun Valley are currently undeveloped Sonoran Desert with the exception of Sun Valley Parkway, which travels adjacent to the property along the north, and then bisects the community as it turns south, and a series of transmission lines, which also bisect the property from the south to the northeast. Topography is relatively gentle and slopes from East to West, as the land moves away from the White Tank Mountains. Drainage flows from East to West to the Wagner Wash, which bisects the property from North to the Southwest. Water flows from North to South in Wagner wash, eventually connecting to the Hassayampa River further to the south.

The current zoning for the project and neighboring properties is PC (Planned Community) (See Exhibit D, “County Parcel Map & Existing Zoning”). Adjacent General Plan designations vary around the project (See Exhibit E, “Current General Plan”). The Festival Ranch and Sun City Festival communities border Sun Valley to the North with a General Plan Designation of MPC. The West is bordered by Low Density Residential (1.01 – 3.0 du/ac) along with the area immediately to the south along the western portion of the southern boundary. The middle portion of the southern boundary is bordered by the southern half of Sun Valley, which includes General Plan Designations of Regional Commercial and High Density Residential (10.01 – 15 du/ac). The eastern portion of the southern boundary is adjacent to Low Density Residential (1.01 – 3.0 du/ac). The southeastern section of Villages I & II is bordered by Very Low Density (0.0 – 1.0 du/ac). The eastern most boundary is bordered by both Open Space and Low Density Residential (1.01 – 3.0 du/ac).

Intended Plan of Development

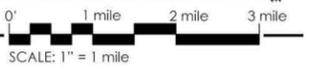
As previously stated, the purpose of this request to modify the current General Plan for Villages I & II of Sun Valley from the various current land use designations, to MPC. The Turner Parkway Study, completed in May 2010, shows the preferred alignment of Turner Parkway through the Sun Valley Community, which will be incorporated into a future CMP Amendment.

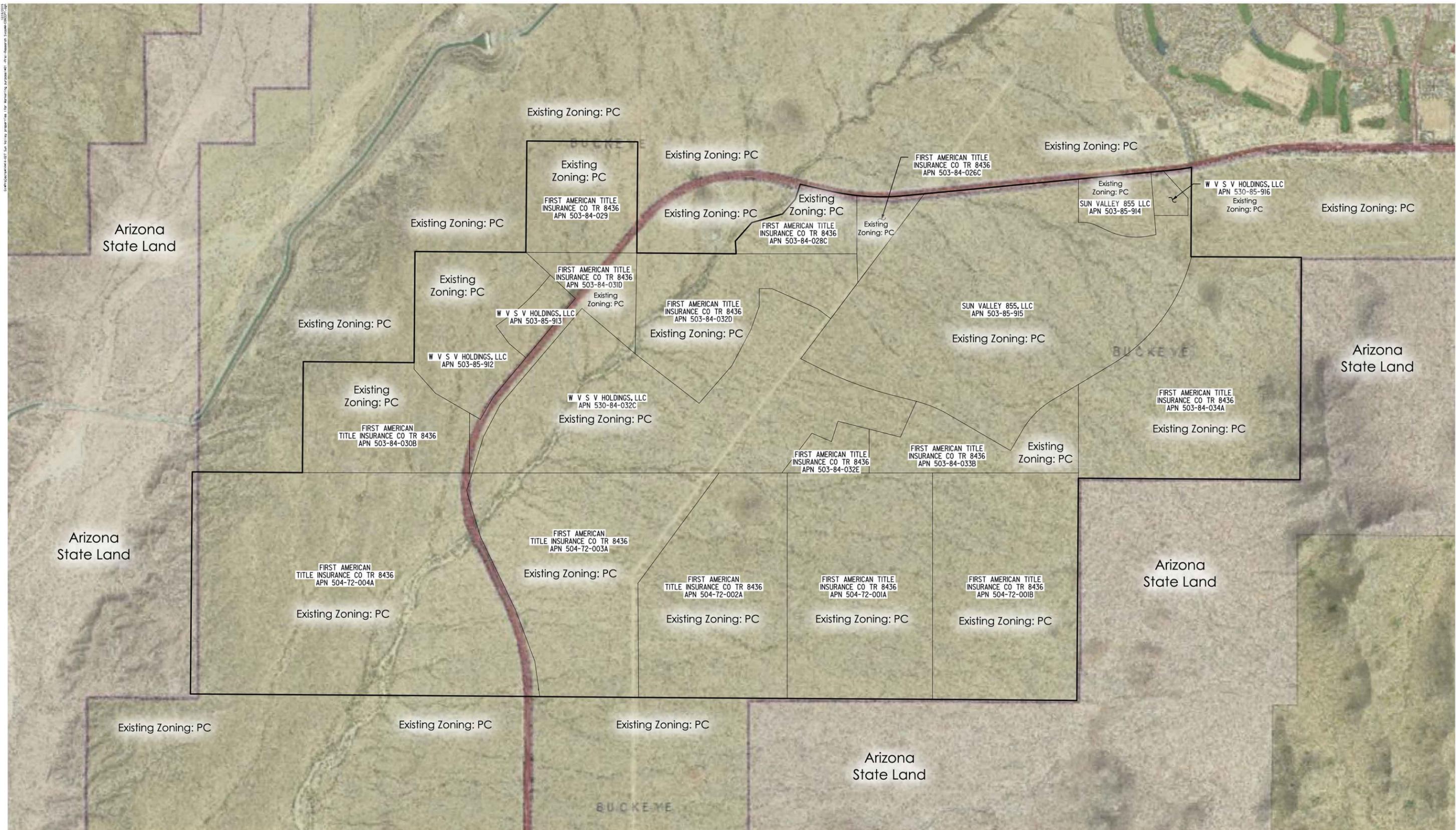


Villages I & II

SUN VALLEY

Exhibit C - Subject Property Map



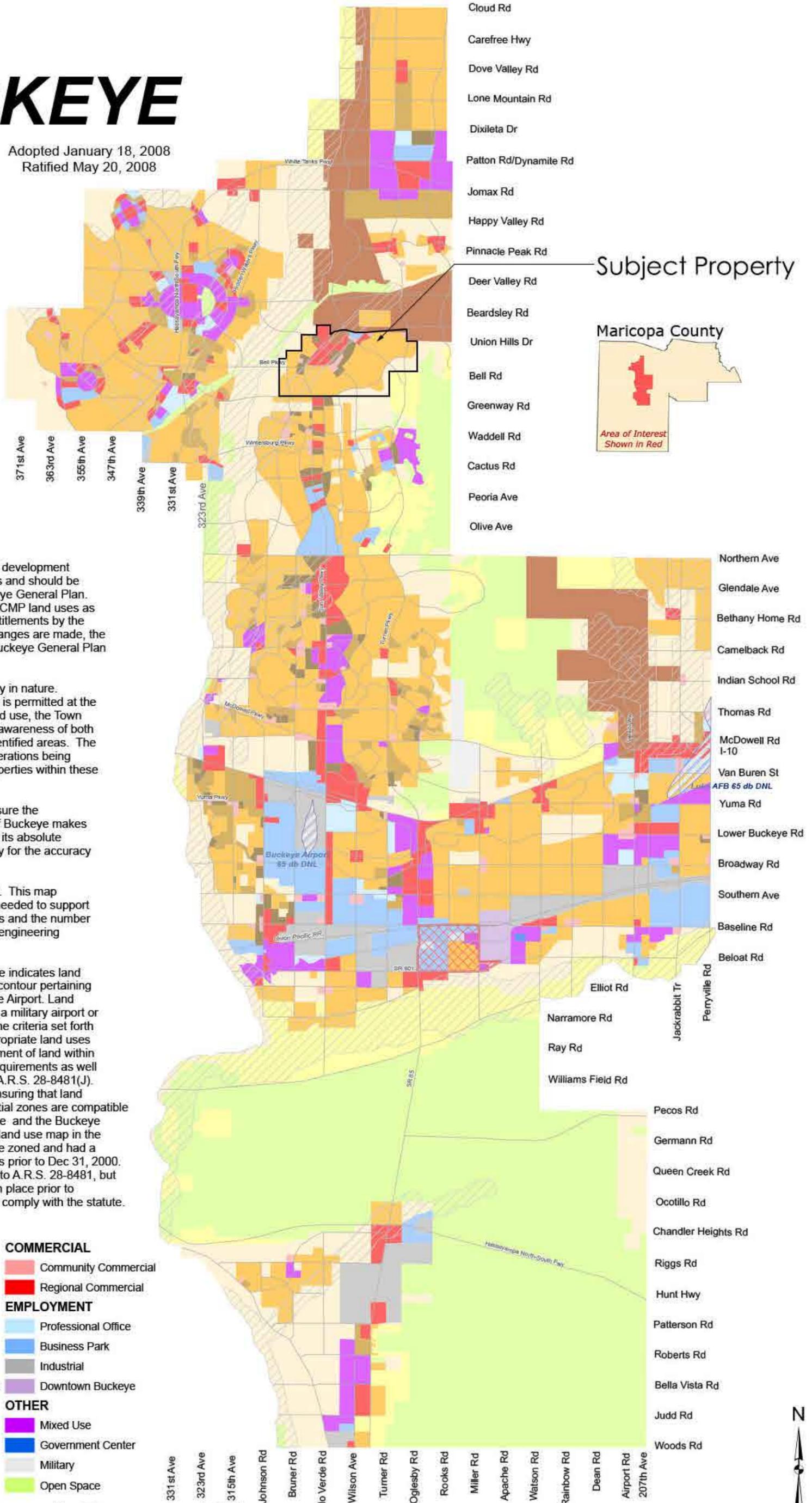


COUNTY PARCEL MAP & EXISTING ZONING
 SUN VALLEY VILLAGES I AND II

Date: May 20, 2015

Town of BUCKEYE

Adopted January 18, 2008
Ratified May 20, 2008



Notes:

All Community Master Plans (CMP) and development agreements remain as valid entitlements and should be referred to in conjunction with the Buckeye General Plan. The Land Use Map strives to reflect the CMP land uses as accurately as possible. The adopted entitlements by the Town of Buckeye are valid and if any changes are made, the policies and guidelines outlined in the Buckeye General Plan will be followed.

Floodway Transitional Areas are advisory in nature. Though development within these areas is permitted at the level of the designated General Plan land use, the Town wishes to emphasize the importance of awareness of both the hazards and sensitivities in these identified areas. The Town strongly encourages these considerations being addressed in development plans for properties within these areas.

While every effort has been made to ensure the accuracy of this information, the Town of Buckeye makes no warranty, expressed or implied, as to its absolute accuracy and expressly disclaims liability for the accuracy thereof.

Arterial / River crossings are conceptual. This map demonstrates the number of crossings needed to support development at build-out. Final locations and the number of crossings will be determined through engineering and water studies.

Town of Buckeye General Plan Land Use indicates land within the 65 day-night noise level (dnl) contour pertaining to Luke Air Force Base and the Buckeye Airport. Land within the designated 65 dnl adjacent to a military airport or ancillary military facility is restricted by the criteria set forth in A.R.S. 28-8481(J) which outlines appropriate land uses for such land. Any General Plan Amendment of land within these areas must also comply with all requirements as well as the compatible land uses outlined in A.R.S. 28-8481(J). The Town of Buckeye is committed to ensuring that land uses in the high noise or accident potential zones are compatible with the operation of Luke Air Force Base and the Buckeye Airport. Residential uses shown on the land use map in the 65 dnl area for Luke Air Force Base were zoned and had a development plan in place for those uses prior to Dec 31, 2000. These properties continue to be subject to A.R.S. 28-8481, but the development plans that have been in place prior to December 31, 2000 for these properties comply with the statute.

- Floodway Transitional Areas
- 65 db noise contour
- Downtown Expansion Area
- RESIDENTIAL**
- Very Low Density 0-1 du/ac
- Low Density 1.01-3 du/ac
- Medium Density 3.01-6 du/ac
- Medium High Density 6.01-10 du/ac
- High Density 10.01-15 du/ac
- Master Planned Community
- COMMERCIAL**
- Community Commercial
- Regional Commercial
- EMPLOYMENT**
- Professional Office
- Business Park
- Industrial
- Downtown Buckeye
- OTHER**
- Mixed Use
- Government Center
- Military
- Open Space

EXHIBIT E - Current General Plan

Justification

The City of Buckeye General Plan has established criteria that must be met in order to obtain approval for a General Plan Amendment. Specific items must be addressed as part of the application. Those items, and how they are being addressed, are listed below;

1. *The recommended land use pattern identified in the Land Use Plan inadequately provides appropriate optional sites for use or change proposed in the amendment.*

Response: Although the current Land Use Plan provides a similar mix of land uses, the existing plan does not reflect the preferred Turner Parkway alignment.

2. *The amendment must constitute an overall improvement to the General Plan and will not solely benefit a particular land owner or owners at a particular time.*

Response: The proposed amendment allows for a land plan that will accommodate Turner Parkway, which is a regional road of significance. This roadway will benefit the surrounding areas by providing additional regional roadway connectivity in the area. Furthermore, allowing for additional updates to the forthcoming CMP will enhance the Sun Valley Community, accelerating quality growth in the region.

3. *The amendment will not adversely impact a portion of, or the entire community by:*

- a. *Significantly altering acceptable existing land use patterns, especially in established neighborhoods.*

Response: The proposed Amendment does not seek to significantly alter existing land use patterns as the proposed underlying land uses area generally the same. There are no existing established neighborhoods on or within the Sun Valley Community.

- b. *Significantly reducing the housing to jobs balance in the Planning Area*

Response: The proposed amendment does not alter the existing housing to jobs balance in the Planning Area.

- c. *Replacing employment with residential uses*

Response: The proposed amendment does not replace employment with residential uses.

- d. *Requiring additional and more expensive improvement to infrastructure systems and/or proximity to municipal facilities and/or services than are needed to support the prevailing land uses and which, therefore, may impact the level of service for existing and proposed developments in other areas*

Response: The proposed amendment does not seek to alter any existing infrastructure systems, nor increase the need for more expensive infrastructure systems. The circulation network shown in the accompanying land use plan aims to reduce overall

roadway infrastructure while more effectively circulating traffic through and around the community.

- e. *Increasing traffic (without mitigation measures) on existing roadways that negatively impact existing and planned land uses*

Response: The proposed amendment will not increase traffic as land use densities and intensities are consistent with the current approved general plan.

- f. *Affecting the existing character (i.e., visual, physical and functional) of the immediate area*

Response: The proposed amendment is consistent with the proposed character of the area and aims to improve the overall area by creating improved circulation and land use patterns

- g. *Increasing the exposure of residents to aviation generated noise, safety and/or flight operations*

Response: The proposed General Plan amendment does not locate residents nearer to any aviation generated noise, nor does the amendment seek to add any additional aviation infrastructure.

- h. *Diminishing the environmental quality of the air, water, land, or cultural resources*

Response: The proposed General Plan Amendment keeps the land use densities and intensities consistent with the current approved General Plan. The proposal seeks to improve the circulation system, therefore reducing roadway and other unnecessary infrastructure.

- i. *Significantly altering recreational amenities such as open space, parks, and trails*

Response: The proposed General Plan Amendment does not materially alter recreational amenities within the existing land use plan.